

## **Environmental Regulations Guide**

### **Section 8 Land Use Planning**

#### **8.0 Land Use Planning Overview**

Land use planning encourages the orderly and efficient distribution of land uses in the City of Scottsdale. A full range and mix of land uses, including residential, service, employment and special use areas are provided in the land use plan.

Subdivision approvals are required by Water Quality Div. of ADEQ for all water and wastewater systems for that subdivision.

#### **Scottsdale Citizen Boards and Commissions**

The purpose of the Development Review Board is to review and approve architectural design and layout of proposed development plans. This includes site planning and the relationship of the development to the surrounding environment and the community. The Redevelopment Board reviews and makes recommendations to the City Council on strategies for revitalization and redevelopment of key areas of our community. The board may also provide assistance to staff in developing contacts that may result in coordinated efforts with the public to address revitalization and redevelopment concerns.

#### **8.1 General Plan for the City of Scottsdale:**

##### **Purpose**

To establish an official document that provides consistent direction in guiding the future development of Scottsdale, and to provide a flexible framework for assessing and integrating policy decisions into the community's long-range plans and vision for the city.

##### **Helpful Details**

The General Plan is comprised of the following elements:

- Land Use, October 1989.
- Environmental Design, March 1992.
- Circulation, January 1991.
- Public Facilities, March 1992.

##### **Agency Contacts**

City of Scottsdale Planning and Community Development Dept. 7447 E. Indian School Rd., Suite 301 Scottsdale, AZ 85251 (480) 312-2318	City of Scottsdale Development & Quality/Compliance 7447 E. Indian School Rd., Suite 100 Scottsdale, AZ 85251 (480) 312-2500
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##### **Actions Required**

Changes to the General Plan or its individual elements require a minimum of two public hearings, a recommendation from the Planning Commission, and City Council approval.

##### **Fees**

Fees vary depending on property size. Consult with Planning Systems or Development and Quality/Compliance for current fees. There are no fees associated with City-initiated amendments.

**Best Numbers to Call**

City of Scottsdale Environmental Hotline: (480) 312-7899

City of Scottsdale Development Services: (480) 312-2500

**8.1.1 General Plan - Environmental Design Element (March 17, 1992):**

**Purpose**

**Helpful Details**

The Scottsdale City Council adopts the General Plan and its elements as an official document of the City of Scottsdale. The Planning Commission makes recommendations to the City Council for adoption of the General Plan Elements and any amendments.

To establish general guidelines for enhancing the City's unique natural and man-made environment. Environmental Design Element consists of six specific plans: Character Plan; Streetscape Plan; Open Space Plan; Heritage Plan; Environmental Resources Plan; and Public Art Plan.

**Agency Contacts**

City of Scottsdale  
Planning and Community Development Dept.  
7447 E. Indian School Rd., Suite 301  
Scottsdale, AZ 85251  
(480) 312-2318

City of Scottsdale  
Development Services  
7447 E. Indian School Rd., Suite 100  
Scottsdale, AZ 85251  
(480) 312-2500

**Actions Required**

Development is to be consistent with the policies in this element of the General Plan. Requested changes to this element and its individual plans require a minimum of two public hearings, a recommendation from the Planning Commission and City Council approval,

**Fees**

No fees for consistent projects. Fees for amendments are concurrent with a development project. Consult with Planning Systems or Development and Quality/Compliance.

**Best Numbers to Call**

City of Scottsdale Environmental Hotline: (480) 312-7899

City of Scottsdale Development Services: (480) 312-2500

**8.2 Zoning Ordinance of the City of Scottsdale: SRC Appendix B - Basic Zoning Ordinance.**

**Purpose**

To establish land use regulations and classify the city into districts (shown on the zoning map) to protect health, safety, and general welfare, to impose specific regulations, restrictions, and standards of performance and design for use of land within Scottsdale, and to create various boards for deciding upon development requests within the city.

**Helpful Details**

**Scottsdale Citizen Boards & Commissions**

The Planning Commission holds public meetings and makes recommendations to the City Council on all matters relating to the creation of zoning districts, the enforcement of zoning regulations, amendments to all zoning ordinances and any other matter within the scope of the zoning power.

#### **Agency Contacts**

City of Scottsdale  
Development Services  
7447 E. Indian School Rd., Suite 100  
Scottsdale, AZ 85251  
(480) 312-2500

#### **Actions Required**

A building permit is required after Zoning Department and Development Review Board approvals. Review for a building permit is normally a 60-day minimum time frame.

#### **Fees**

Fees vary; consult with the City of Scottsdale's Development Services (One Stop Shop) for specific fees.

#### **Best Numbers to Call**

City of Scottsdale Development Services: (480) 312-2500

### **8.2.1 Subdivision Ordinance: SRC chapter 4; SRC Appendix B, Supplemental Districts Article 6**

#### **Purpose**

To divide land into individual lots with reasonable utility and livability, and by accurate legal description, and to ensure adequate street circulation, water supply, sanitary sewerage, and other health requirements.

#### **Helpful Details**

Planning and Community Development personnel review subdivision applications and make recommendations to the City Council.

#### **Agency Contacts**

City of Scottsdale  
Development Services  
7447 E. Indian School Rd., Suite 100  
Scottsdale, AZ 85251  
(480) 312-2500

#### **Actions Required**

The City of Scottsdale must approve a subdivision plat. The platting procedure is a 3-stage process consisting of:

- 1) preapplication conference;
- 2) preliminary plat; and
- 3) final plat.

#### **Fees**

Fees are required at each of the 3 stages of submittal and review as outlined above. Consult with the City of Scottsdale's Development Services for specific fees.

#### **Best Numbers to Call**

City of Scottsdale Environmental Hotline: (480) 312-7899  
City of Scottsdale Development Services: (480) 312-2500

### 8.3 Scottsdale Environmentally Sensitive Lands Ordinance (ESLO):

Scottsdale Zoning Ordinance 7.800.

#### Purpose

To protect people and property from natural hazards and to protect and conserve significant natural and visual resources of the desert and mountain lands within the Environmentally Sensitive Lands (ESL) district.

#### Helpful Details

ESLO is an overlay set of requirements that guide development in the 134 square miles of Scottsdale that are north and east of the Central Arizona Project (CAP) Canal. ESL zoning regulations apply to all private and public development projects within the ESL district (some special exemptions).

ESL special features maps have been developed which map special features such as major wash corridors and boulders. The ordinance is currently (2000-2001) under review by the City's Environmental Quality Advisory Board (EQAB).

#### Agency Contacts

City of Scottsdale Project Coordination 7447 E. Indian School Rd., Suite 125 Scottsdale, AZ 85251 (480) 312-7080	City of Scottsdale Development Services 7447 E. Indian School Rd., Suite 100 Scottsdale, AZ 85251 (480) 312-2500
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#### Actions Required

- Applications, reviews and permit requirements are dependent upon the project and its natural resources. Requirements include studies of land conditions and calculations of Natural Area Open Space (NAOS). Consult with Project Coordination staff for specific information.
- Consult the ESLO Special Features Map to determine if any of these special features occur on your property. City zoning maps show land in the district with an 'ESL suffix.
- See the Development Design Guidelines for Environmentally Sensitive Lands for criteria and recommendations for engineering and construction.
- Obtain an ESLO Citizens' Guide or Users' Manual from Development Services for explanations of the zoning standards.

#### Fees

Fees vary, depending on project needs. Contact Development Services for current development fees.

#### Best Numbers to Call

City of Scottsdale Environmental Hotline: (480) 312-7899

City of Scottsdale Development Services: (480) 312-2500

#### 8.3.1 Open Space: SRC Appendix B – Basic Zoning Ordinance Section 6.900 (O-S)

Natural Area Open Space requirements apply to land areas where flooding periodically occurs, as well as to land in areas which have been set aside to serve recreational functions or to provide open space areas.

In addition, there are open space requirements in the development of individual sites and subdivisions and commercial sites. Consult with Quality Compliance staff for specific information.

## **8.4 Building Codes:**

SRC - Chapter 31

### **Purpose**

Building, plumbing, mechanical, and electrical codes serve as minimum standards to safeguard life, health, property, and public welfare, by regulating the design, construction, location, use and occupancy of buildings and structures within the City.

### **Helpful Details**

The city's building codes adopt these editions of the various codes with any additions or changes specified in Chapter 31 and Chapter 36 of the Scottsdale Revised Code (SRC).

- Chapter 31 adopts the following construction codes and amendments:
- Uniform Building Code - 1994 Edition.
- Uniform Plumbing Code - 1994 Edition.
- Uniform Mechanical Code - 1994 Edition.
- National Electrical Code - 1993 Edition.
- Uniform Fire Code - 1994 Edition.

City of Scottsdale's Quality/Compliance/Building Inspections personnel are responsible for reviewing and approving construction plans for building permits. Building Inspection personnel are responsible for ensuring that construction complies with building code requirements.

### **Scottsdale Citizen Boards & Commissions**

The Building Advisory Board of Appeals has the jurisdiction to recommend that minor variances in the electrical, plumbing and mechanical application of the building code be granted and that alternative construction methods or materials be allowed. The board also recommends amendments to the code.

### **Agency Contacts**

City of Scottsdale Quality Compliance/Building Section 7447 E. Indian School Rd., Suite 125 Scottsdale, AZ 85251 (480) 312-7080	City of Scottsdale Development Services 7447 E. Indian School Rd., Suite 100 Scottsdale, AZ 85251 (480) 312-2500
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### **Actions Required**

All proposed projects within the city must be reviewed and approved for compliance with adopted codes and amendments before a building permit may be issued.

### **Fees**

Fees are required for plan review and building permits. Consult with Development Services for exact fees.

### **Best Numbers to Call**

City of Scottsdale Quality Compliance/Building Section: (480) 312-7080

City of Scottsdale Development Services: (480) 312-2500

## **Uniform Plumbing Code**

Scottsdale Revised Code; Buildings and Building Regulations Article VII. Section 31-166-200

The Uniform Plumbing Code, 1994 edition, as published by the International Association of Plumbing and Mechanical Officials, is adopted by reference as the plumbing code of the city.

There are many amendments, they include amendments in the following areas: violations and penalties, permits, inspections, variances, definition of grease interceptor, open trenches, backfill, water conservation, water closets, urinals, shower heads, faucets and public rest rooms, water treatment systems, excessive water pressure, drainage systems, water test, grade support and protection of building sewer, indirect waste conditions, appliances, grease traps, lint interceptors, minimum plumbing facilities, rainwater systems and private sewage disposal systems.

## **Mechanical – Electrical Code**

Electrical Code

Scottsdale Revised Code: Buildings and Building Regulations Article IV. Section 31-46-165

The National Electrical Code, 1993 Edition, as published by the National Fire Protection Association and the Uniform Administrative Code Provisions, as published by the International Conference of Building Officials, is adopted by reference as the electrical code of the city.

There are many amendments in the following areas: information on plans and specifications, permit fees, plan review fees, expiration of plan review, electrical utility, fire resistive separation, made grounding electrode, serving electrical supplier, color code, feeder and service load, location, system grounding connections, other metal piping, metal underground water pipe, rod electrodes, plate electrodes, aluminum electrodes, types of equipment grounding conductors, securing requirements, indoor wet locations, field wrapping requirements.

Scottsdale Revised Code; Buildings and Building Regulations Article VII. Section 31-131-150

Mechanical Code

The Uniform Mechanical Code, 1994, edition, as published by the International Conference of Building Officials is adopted by reference as the mechanical code of the city.

There are many amendments in the following areas: permit fees, plan review fees, expiration of plan review, mechanical permit fees, furnace access, filters for direct gas-fired makeup-air-heaters, evaporative cooling systems, environmental air ducts, length limitation, product-conveying systems, commercial kitchen hood duct, support of air registers, diffusers and grills, combustion air openings, size of combustion air openings, fireplace dampers, gas logs in fireplaces, steam and hot-water boilers.

## **Uniform Fire Code**

Scottsdale Revised Code Article 11, Sections 36-16 through 36-41 (Ordinance No. 2453);

National Fire Protection Association Standards; A.R.S. Section 41-2163(a)(2). Uniform Fire Code, Article 80. 1991 edition.

The Uniform Fire Code was created to protect the health, safety, and welfare of people and occupancies. It prescribes minimum fire code standards within the city. A review of building plans by Rural/Metro and the City of Scottsdale's Quality Compliance is required prior to issuing a building permit. No separate fee is required; this review is part of the building permit review and fees. Violating any of the provisions in the Fire Code may result in fines or other civil penalties imposed by Rural/Metro.

## **8.5 Golf Course Policy**

### **Purpose**

This policy is designed to elevate the discussion on these five issue areas environmental issues, land use issues, economic issues, open space issues and water supply and infrastructure issues in the public dialogue, formalize policies that have been developed incrementally over time in the development process, and to heighten the level of understanding of the role of the golf community.

### **Helpful Details**

The report is structured to focus on the five issues mentioned above. The Golf Course Policy consists of a summary overview, followed by one policy recommendation, one or more goals for each policy, and one or more strategies to help accomplish each goal.

**Agency Contacts**

City of Scottsdale Community Planning Department 7447 E. Indian School Rd., Suite 301 Scottsdale, Arizona 85251 (480) 312-2459	City of Scottsdale Economic Development Department 7447 E. Indian School Rd., Suite 200 Scottsdale, Arizona 85251 (480) 312-2318
City of Scottsdale Environmental Planning & Design Office One Civic Center, Suite 300 7447 East Indian School Road Scottsdale, AZ. 85251 (480) 312-7990	City of Scottsdale Water Resources Department 9388 E. San Salvador Rd. Scottsdale, AZ 85258 (480) 312-5685
City of Scottsdale Community Development Dept. 7447 E. Indian School Rd., Suite 301 Scottsdale, Arizona 85251 (480) 312-7013	City of Scottsdale Preservation Office 7447 E. Indian School Rd., Suite 100 Scottsdale, Arizona 85251 (480) 312-7013

**Actions Required**

To fully implement the recommendations contained in this report, several additional actions are required. These actions include:

1. Establishment of the criteria for Resource Management Plans
2. Amendment of the Environmentally Sensitive Lands Ordinance
3. Amend the General Plan
4. Amend the Zoning Ordinance
5. Develop a Recognition and Incentive Program
6. Study the larger issue of a community Open Space Policy

**Fees**

None

**Best Numbers to Call**

City of Scottsdale Environmental Hotline: (480) 312-7899